

## 3053 HWY 14 W RM of RHINELAND



**\$579,900**

**Charming rural property with all the amenities: 4 bed, 1 ½ bath home on treed, 6 acre yard site, 34 cultivated acres, barn, machine shed, pond, garden, and located right off of Highway 14 so you can avoid gravel roads.**



SQUARE FEET: 1,510

BEDROOMS: 4

BATHS: 1 ½

YEAR BUILT: 1940

FOUNDATION: Concrete

GARAGE (1978): Double  
Attached (24' x 21')

LOT SIZE: 39.62 acres

PROPERTY TAXES: \$3,014.63  
(2025)

HEATING: Forced Air-Electric,  
baseboard (supplemental)

EQUAL BILLING:

HYDRO: approx. \$280/month

POSSESSION: Negotiable

SCHOOL DIVISION: Border  
Land



## FEATURES & UPDATES

### Main Floor

- Open-concept kitchen, living room and dining room with patio door leading to deck
- One (1) bedroom (window may not meet egress)
- Mud Room/Entrance with storage room with access to back porch

### Second Floor

- Three (3) bedrooms
- 4-piece bathroom

### Basement

- Rec room
- 2-piece bathroom
- Laundry
- Two (2) storage rooms

### Exterior

- Double attached garage
- Spacious deck with lovely sunset views and back porch surrounded by large trees providing a great shaded space for the hot summer days

### Yard

- Stunning yard featuring large trees, landscaped areas including a garden and kids area with a play structure and sandbox
- 40' x 80' shed
- 40' x 40' barn
- Pond
- Garden shed
- 34 acres, cultivated – currently rented out, income varies year to year
- Town of Altona sign – Income: \$1200/year
- Sewer: ejector system, will require relocation within one year of possession

### Inclusions

- Fridge, stove, dishwasher
- Washer & dryer
- Window coverings
- Garage door remote(s)
- Play Structure
- Window a/c Units (2)

